



**Little Beckhams, Coxcombe Lane, Chiddingfold, Surrey, GU8 4QA**

**6 bedrooms, 4 bathrooms, 4 receptions**

**£5,800 pcm**



**Situated within the beautiful Weald village of Chiddingfold adjacent to St Mary's Church, overlooking the Green and village pond, this Grade II listed cottage offers spacious and characterful accommodation with six bedrooms (one used as an office) and four bathrooms (two en-suite), three large main reception rooms, a separate breakfast room off the kitchen, a boot room, a utility room and a downstairs cloakroom.**

**The cottage oozes charm and character features including beams, wooden floors, flagstone floors, inglenook fire place and two further fireplaces. The rooms are spacious and there is good ceiling height throughout.**

**A good sized west facing garden also offers a studio office and a timber outbuilding/workshop.**

**There will be secure off street parking for up to 2 cars available at the rear of the property with electrical supply should a tenant wish to install an electric car charger.**















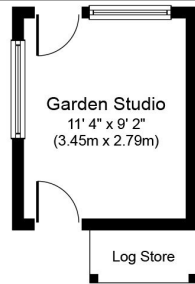




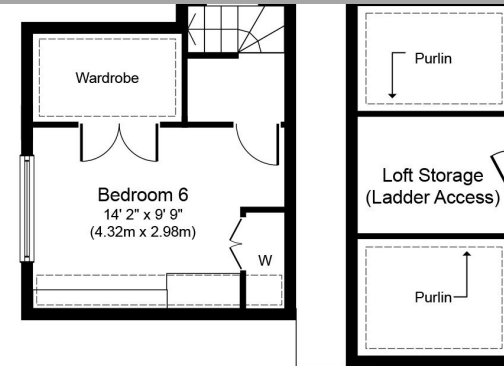




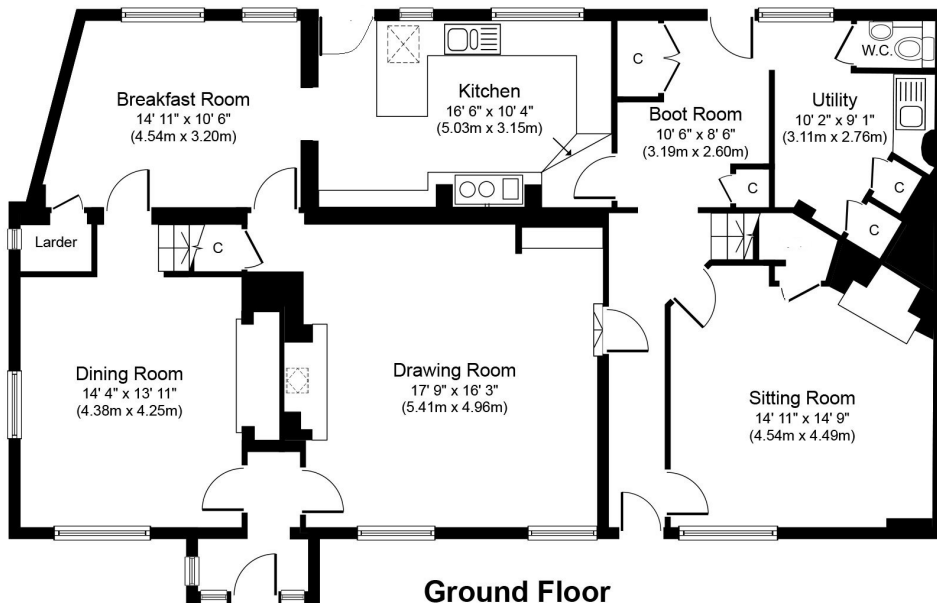




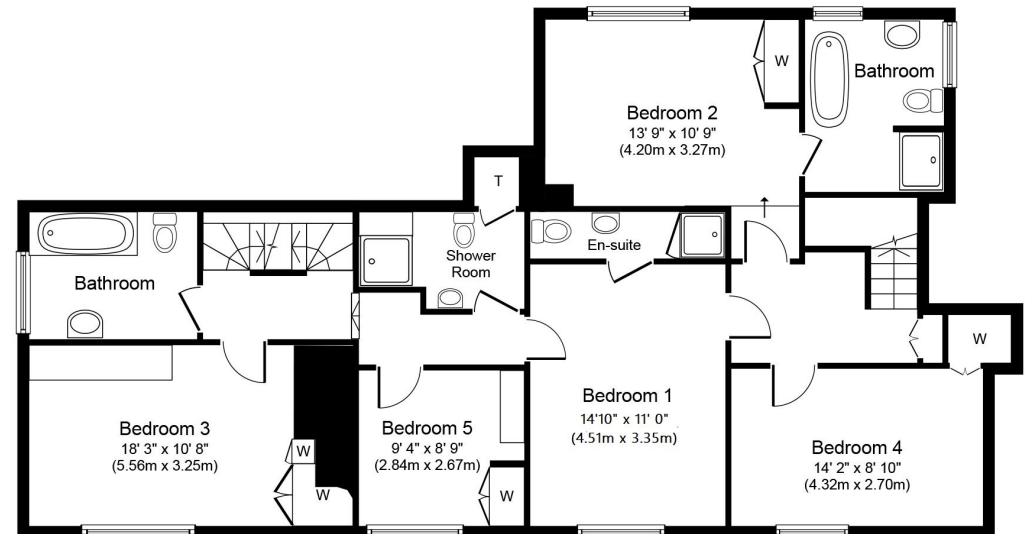
**Studio**  
Approximate Floor Area  
104 sq. ft.  
(9.7 sq. m.)



**Second Floor**  
Approximate Floor Area  
(Excluding Loft Storage)  
203 sq. ft.  
(18.9 sq. m.)



**Ground Floor**  
Approximate Floor Area  
1,626 sq. ft.  
(151.1 sq. m.)



**First Floor**  
Approximate Floor Area  
1,244 sq. ft.  
(115.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Chiddingfold Village has a good range of shops with two general stores, a post office, traditional butchers, chemists, hair dressers and a coffee shop. The village also has three gastro pubs, three churches and a large doctors surgery. There is a good sense of community with a very busy village hall which also is the venue for a twice monthly cinema.

Situated within an area of outstanding natural beauty, with many walks and horse riding tracks and facilities.

Within 10 minutes of Haslemere and Godalming market towns by car, within easy access to the A3 and 1 mile to Witley train station.

The village has an outstanding village nursery and a popular primary school, there are also many outstanding public schools and private nurseries within the surrounding area.

